

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
June 2, 2010**

CALL TO ORDER

A Regular meeting of the Planning and Zoning Commission was called to order at 6:02 PM, Wednesday, June 2, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Commissioners Bill Yinger, Jed Selby, Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

ROLL CALL

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.

PLEDGE OF ALLEGIANCE

Chairwoman Baker led in the Pledge of Allegiance.

AGENDA ADOPTION

Chairwoman Baker called for amendments to the agenda. There were none. **Motion #1** by Commissioner Yinger, seconded by Commissioner Selby, to adopt the agenda as presented. Motion carried.

Approval of the Minutes

Chairwoman Baker called for approval of the May 19, 2010 minutes. It was suggested to remove the line under Item B "Smart Code does address design." **Motion #2** by Commissioner Yinger, seconded by Chairwoman Baker, to adopt the minutes as amended. Motion carried. Commissioner Selby abstained from the vote.

PUBLIC COMMENT

Public Comment opened .6:06 a.m.

With no public comment it was closed at 6:06 p.m.

RESPONSE TO PUBLIC COMMENT

None

NEW BUSINESS

A. Alltel Communications, Inc. Request for a Variance to allow a Wireless Telephone Repeater Tower 45 Feet Taller Than Otherwise Allowed in the I-1 Zone District

Jeremy Mironas with Tower Engineering Professionals acting on behalf of Alltel Telecommunications. 2214 Pawn Brook Circle, Johnstown Colorado. Mr. Mironas shared some photos showing a typical repeater tower.

Planner Haydin reviewed her staff report and showed where the height is consistent with ACA's facilities has structures that height. Mr. Mironas also explained how the repeater tower was different from a cell tower. The repeater tower different because it's like an echo signal of the cell tower outside of town. It receives the signal on the bottom and sends it out above. It will improve the service for Alltel.

Planner Haydin reviewed the Approval Criteria required by the Municipal Code.

After a brief discussion the following motion was made.

Motion #3 by Commissioner Selby, seconded by Commissioner Yinger, to recommend approval of the variance as requested. Motion Carried.

B. Jean Borne Request for a Special Use Permit to allow a Child Care Center on Property Zoned I-1 Located at 28395 County Road 317

Planner Haydin reviewed her staff report and pointed out the different professional facilities in the neighborhood. This building has been a school in the past.

Staff recommends that the Planning and Zoning Commission recommend approval of the Special Use Permit application for property located at 28395 County Road 317 with the following condition:

1. The Special Use Permit is unique to the applicant not to the property and cannot be transferred to future owners of the property.

Jeane Borne 13674 Schoger Rd. Nathrop, CO 81236. Ms. Borne stated that she presumed the kids are going to be from age 3-5, the license is from 3-12; however she doesn't see that happening.

After discussion the following motion was made.

Motion #4 by Commissioner Selby, seconded by Chairwoman Baker, to recommend to the Board of Trustees to approval of the Special Use Permit application for property located at 28395 County Road 317 with the following condition:

1. The Special Use Permit is unique to the applicant not to the property and cannot be transferred to the future owners of the property.

Motion Carried.

C. Economic Development Tools and Incentives for Reducing Storefront Vacancies on Main Street

The idea is not to penalize people for a market condition. An example would be to register your building after 30 days; the fee can be as much as \$2,000 to \$3,000 per year. If it is actively under contract with a real-estate broker you could lower the registration fee or not charge one at all. It is possible that people would put a building up for sale with a large price tag to avoid the registration fee. So that is something we would need to consider. One of the reasons the fee is so high in some areas had problems with derelict properties and the city had to board up windows and mow weeds. That fee was to off set those costs.

Chairwoman Baker stated that our current focus is on East Main Street.

Commissioner Yinger wants to focus on all properties because of the vacant houses that are also boarded up.

Commissioner Selby stated one is to penalize the owner the other is to incentives Main Street. There was a distinction in his mind by the Texaco it is boarded up and non-functional. There are signs that they are available for rent. Maybe that it's not on the market could be the issue.

Evelyn gave an example of the building in Salida's Penny Pincher Building. The owner would default on taxes until the last minute and pay them. Salida had to change their code to get it changed to something nice.

Vacant properties and Main Street zoning go hand in hand. Commissioner Selby was wondering if there was time to deal with both. Planner Haydin stated they do go hand in hand.

Salida adopted the International Maintenance Code (IMC.) The maintenance and improvement cost could get the owners, to avoid the cost of repairing the building, to sell.

There was a discussion regarding Town Board support and if they wanted the Planning and Zoning Board to go forward with this. Town Board support is there.

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If we adopt the IMC then we would use Chaffee County Building Dept for inspected and then we would not have to add additional staff to help with. We would also need to be sure there would be something to protect the historic buildings in the community.

Planner Haydin stated that she would draft an ordinance for the Planning and Zoning commission to review. She could add a provision for historic buildings built before 1950 to protect them from being demolished.

D. Cottonwood Meadows Amendment Application Timeline

Wanted to be sure the public was aware there was an amendment to the Sketch Plan and to be aware of what dates they are going to be reviewed. The designs are changed. It is public information but we can not discuss the changes at the meeting.

E. Sales Tax Road Improvements Priorities

Town Engineer Rachel Friedman came in and went over her presentation. Regarding the four things that need addressed: Drainages, Construct New Roads, Reconstruct Existing Roads, and Sidewalks. Currently we need to prioritize and start to design so when the money arrives we can get started right away.

The priority in the report was based on public input. Drainages can be done in 1 year under the \$250 thousand dollars we have per year.

Commissioner Selby stated that he supported how the prioritization was presented by Rachel.

Commissioner Selby had some concerns regarding the width of the road on Cedar Street. Rachel reiterated that would narrow the bike lanes and we are trying to create a Safe Route to School to keep the kids off Main Street. Chairwoman Baker stated we can't have kids riding their bikes safely down East Main Street and Cedar Street has been designated for Safe Route to School.

Rachel explained that the bike lane was added to Cedar Street last year because the asphalt was already there. This would create a continuous street with a bike lane that could go to a possible future recreation center. There are no sidewalks at the current time. The grants require sidewalks on both sides because they feel you are teaching kids to ride on the wrong side of the road instead of with traffic. Minimum bike lane width 5 feet for attached drive lane standard is 9 width 8 ft for on street parking. Everyone agreed on a 36 foot width.

Post phone the larger drainage projects that are not as critical such as the Beldan & Gold Street problem, and Curtis St. until 2012. On the road will move up Cedar with a 36 ft pavement width with Curb and gutter to 2011. Move the Community Center Parking Lots to 2012 so it will tie in with the River Park Road working in good faith with South Main to get everything paved at the same time. On sidewalks we are adding West Main Street with sidewalks on both sides to town limits. Remove proposals in 2015 to 2018 and revisit in 2014.

Motion #5 by Commissioner Yinger, seconded by Commissioner Selby, to recommend to the Board of Trustees the propose recommendations as the proposed sidewalks as per the Town Engineer and Planning Commission. Motion Carried.

F. Buena Vista Recreation Master Plan

Town Engineer Rachel Friedman went over the Buena Vista Recreation Master Plan showing photo examples of the proposed structures. Commissioner Selby asked if the town could put in a well in the River Park area to improve the trees and shade, he also feels that some sort of irrigation portion should be added to this. Commissioner Yinger recommended that we stated that whatever is built a compatible landscape plan needs to be made.

Motion #6 by Commissioner Selby, seconded by Commissioner Yinger to recommend to the Board of Trustees approval of the items as proposed with the condition that each project have a landscape plan.

OLD BUSINESS

A. Zoning Code Update for Downtown

A work session was discussed to meet at the Buena Vista Roastery at 8:30 on Thursday June 10, 2010. Clerk Dixon will email the Commission to inform the members who are absent.

Commissioner Selby reviewed the Smart Code with the Planning and Zoning Commission. The Commission felt that they should read through it and if there were applicable items to add to the form based code for East Main Street.

CHAFFEE COUNTY REPORT

None

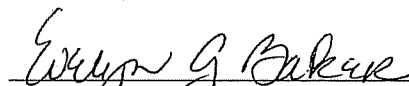
STAFF REPORT

None

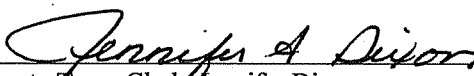
ADJOURNMENT

Motion #7 by Commissioner Selby, seconded by Chairwoman Baker, noting that there being no further business to come before the Board declared that the meeting be adjourned at 9:46 PM. Motion carried.

Respectfully submitted:



Evelyn Baker, Chairwoman



Deputy Town Clerk, Jennifer Dixon